



PUBLIC MINUTES

MUNICIPAL PLANNING COMMISSION

TUESDAY, JANUARY 27, 2015 AT 11:30 A.M., COMMITTEE ROOM "E"

PRESENT:

Ms. J. Braden, Chair
Mr. K. Martens, Vice-Chair
Councillor E. Olauson
Mr. S. Betker
Dr. C. Christensen (left at 12:00 p.m.)
Mr. A. Douma
Mr. J. Jackson
Mr. J. McAuliffe
Ms. S. Smith
Mr. J. Yachyshen

ALSO PRESENT:

Development Review Manager D. Dawson
Planner B. McAdam
Planner D. McLaren
Committee Assistant P. Walter

ABSENT:

Mr. S. Laba
Ms. K. Weber
Mr. A. Yuen

1. CALL TO ORDER

The Chair called the meeting to order at 11:34 a.m.

2. CONFIRMATION OF AGENDA

Moved by Ms. Smith

That the agenda be confirmed.

CARRIED.

3. ADOPTION OF MINUTES

Moved by Mr. Jackson,

That the minutes of Regular Meeting of the Municipal Planning Commission held on January 6, 2015, be adopted.

CARRIED.

4. UNFINISHED BUSINESS

4.1 Update on the Saskatchewan Professional Planners Institute Conference from Attendees [File No. CK. 175-16]

Mr. Betker and Mr. Jackson gave a verbal report on the Saskatchewan Professional Planners Institute Conference they attended in September 2014 in Waskesiu, highlighting the theme of the conference, regional planning.

Moved by Mr. McAuliffe,

That the information be received.

CARRIED.

5. COMMUNICATIONS

5.1 Discretionary Use Application – Private School (Kumon Learning Centre) – 1025 Boychuk Drive [File No. CK. 4355-015-001]

Planner McLaren reviewed the submitted report and along with Development Review Manager Dawson answered questions of the Commission.

Also in attendance to answer questions were Calvin and Laurie Fehr.

Discussion followed regarding the Discretionary Use Application and the following further information was provided:

- The proposal includes a combined business and educational operation;
- The school has been in business for 20 years and would like to move into a permanent location;
- Currently the school rents a multipurpose room at the Lakewood Civic Centre;
- There are 27 parking spaces required for this application and 45 parking spaces have been provided;
- The business will be open two days per week for four hours with a possibility of adding an additional day.

Concerns were raised regarding whether this application would require school zones. The Commission was informed private schools are not included in the Zoning Bylaw for school zones.

An inquiry was made in regards to the dimensions of the parking spaces.

Moved by Mr. Jackson,

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

That the application submitted by Calvin and Laurie Fehr requesting permission to operate a private school (Kumon Learning Centre) at 1025 Boychuk Drive be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses, including a building permit for the conversion of Bay No. 1 to a private school; and
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

CARRIED.

6. REPORTS FROM ADMINISTRATION

6.1 Proposed Rosewood Neighbourhood Concept Plan Amendment and Proposed Rezoning from FUD to R1A – Glen H. Penner Park and Neighbourhood School Sites [Files CK. 4351-015-001, CK 4110-40 and PL 4350-Z35-14]

Planner McAdam reviewed the submitted report and along with Development Review Manager Dawson answered questions of the Commission.

Development Review Manager Dawson referred to Attachment 1 and stated discussions are taking place between the City of Saskatoon and landowners of the multi-family lots closest to Glen H Penner Park regarding locating the street townhouse lots to other neighbourhoods to increase some of the park space.

Concerns were raised regarding the discussions between the City and the landowners of the multi-family lots and whether the proposed application should be postponed until the discussions have been completed. The Commission was informed the discussion will have no impact on the application. In order to meet the Provincial requirements for the school site purchase, the application is on a small time frame.

Discussion followed regarding the proposed amendment and rezoning. The Commission was informed the proposed school will have a maximum capacity of 1400 students.

Moved by Mr. Martens,

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

1. That the proposed Rosewood Neighbourhood Concept Plan amendment be approved; and
2. That the proposed amendment to Zoning Bylaw No. 8770, to rezone land from FUD – Future Urban Development District to R1A – One-Unit Residential District, be approved.

CARRIED.

7. REPORTS FROM COMMISSION

7.1 Update of Items Previously Considered by the Commission, and considered by City Council at its meeting on Monday, January 26, 2015. [File No. CK. 175-16]

Ms. Braden gave a verbal report.

Moved by Mr. Martens,

That the information be received.

CARRIED.

8. ADJOURNMENT

Moved by Mr Douma,

That the meeting be adjourned.

CARRIED.

The meeting adjourned at 12:40 p.m.

Ms. Janice Braden, Chair